

EXHIBIT C

LEGEND OF SYMBOLS:

Power Pole

Power Pole w/Light

Light Pole

Telephone Pole

Guy Wire

Street Light

Ground Light

Electric Manhole

Telephone Manhole

Telephone Pedestal

Electric Meter

Cable Box

Air Conditioner Unit

Railroad Signals

SPRINKLER VALVE

Flag Pole

Sign (As Noted)

Well Head

Satellite Dish

Tower

Water Valve

Fire Hydrant

Siamese Fire Hydrant

Water Manhole

Water Meter Pit

Water Meter

Sprinkler Head

Indicates Handicapped Parking

Storm Manhole

Storm Inlet (Square)

Storm Inlet (Round)

Storm Pipe

Sanitary Sewer

Sanitary Clean Out

Gas Valve

Gas Manhole

Gas Meter

Natural Gas Pipeline Marker

Indicates Mutual Ownership

DECIDUOUS Tree (As Noted)

X.X'

DENOTES DISTANCE FROM BUILDING CORNER TO PROPERTY LINE

X.X'

DENOTES DISTANCE FROM BUILDING CORNER TO BUILDING SIDEWALL

(XX.XX)

DENOTES RECORDED AS DATA

SCHEDULE B-2 EASEMENT NOTES

- T

Reservation of Easement for the Purpose of Inspection and Maintenance as noted in Sears Business Park Declaration of Protective Covenants recorded March 8, 1991 as Document Number 91105432. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- U

Rights, Reservations, Covenants, Conditions and Restrictions contained in Special Warranty Deed recorded as Document Number 91192833 and Trustee's Deed recorded as Document Number 91192832. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- V

Reservation of Parking Space Use contained in Special Warranty Deed recorded April 25, 1991 as Document Number 91192833. This item is not plotted hereon as the description of this item is non-specific and we are unable to determine the exact location of this item. This item does affect the subject property.
- W

Rights of the public and adjoining owners in and to that part of the land falling in ponds. This item is plotted hereon and does affect the subject property.
- X

Terms, Provisions, Covenants and Restrictions contained in Village of Hoffman Estates Resolution No. 747-1989 as disclosed by Trustee's Deed recorded October 11, 1991 as Document Number 91532418. This item is not plotted hereon as this office has not been provided with a copy of said Resolution No. 747-1989. Therefore, we are unable to determine if this item affects the subject property.
- Y

Terms, Provisions and Conditions contained in Agreement recorded October 19, 1993 as Document Number 93836997. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- Z

Terms, Provisions and Conditions contained in Parking Agreement recorded November 29, 1994 as Document Number 04022737. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- AA1

A 10.00 foot wide Electric and Telephone Utility Easement recorded July 13, 1998 as Document Number 98600408 as shown on the Plat of Resubdivision of Lot 1 in Prairie Stone recorded May 12, 2010 as Document Number 1013244049. This item is plotted hereon and does affect the subject property as per said Document Number 1013244049. This office has not been provided with a copy of Exhibit B said Document Number 98600408, which depicts the location of said Easement.
- AA2

A 15.00 foot wide Electric and Telephone Utility Easement recorded July 13, 1998 as Document Number 98600408 as shown on the Plat of Resubdivision of Lot 1 in Prairie Stone recorded May 12, 2010 as Document Number 1013244049. This item is plotted hereon and does affect the subject property as per said Document Number 1013244049. This office has not been provided with a copy of Exhibit B said Document Number 98600408, which depicts the location of said Easement.
- AB1

A 10.00 foot wide NICOR Gas Company Utility Easement recorded October 13, 1998 as Document Number 98916715 as shown on the Plat of Resubdivision of Lot 1 in Prairie Stone recorded May 12, 2010 as Document Number 1013244049. This item is plotted hereon and does affect the subject property.
- AB2

A 20.00 foot wide NICOR Gas Company Access Easement recorded October 13, 1998 as Document Number 98916715 as shown on the Plat of Resubdivision of Lot 1 in Prairie Stone recorded May 12, 2010 as Document Number 1013244049. This item is plotted hereon and does affect the subject property.
- AB3

A 50.00 foot wide NICOR Gas Company Access Easement recorded October 13, 1998 as Document Number 98916715 as shown on the Plat of Resubdivision of Lot 1 in Prairie Stone recorded May 12, 2010 as Document Number 1013244049. This item is plotted hereon and does affect the subject property.
- AC

Village Watermain and Sanitary Easements recorded August 30, 2002 as Document Number 0020962915 as shown on the Plat of Resubdivision of Lot 1 in Prairie Stone recorded May 12, 2010 as Document Number 1013244049. This item is plotted hereon and does affect the subject property.
- AD

Stormwater Drainage Easement recorded October 30, 2002 as Document Number 0021197897 as shown on the Plat of Resubdivision of Lot 1 in Prairie Stone recorded May 12, 2010 as Document Number 1013244049. This item is not plotted hereon as a full, complete, legible copy of said Document Number 0021197897 has not been provided to this office and said Document Number 1013244049 does not contain enough information to plot the location of this item. This item does affect the subject property.
- AF

A 10.00 foot wide Gas Main Easement recorded December 23, 2011 as Document Number 1135734049. This item is not plotted hereon as Exhibit A of said document, which depicts the location of said easement, is illegible and we are unable to determine the exact location of this item. This item does affect the subject property.
- AG

Vehicular Access Restriction shown on the plat of Sears Business Park recorded March 7, 1991 as Document Number 91103116 and shown on the plat of Sears Business Park Amended Plat of Subdivision recorded August 5, 1991 as Document Number 91394943. This item is plotted hereon and does affect the subject property.
- AH

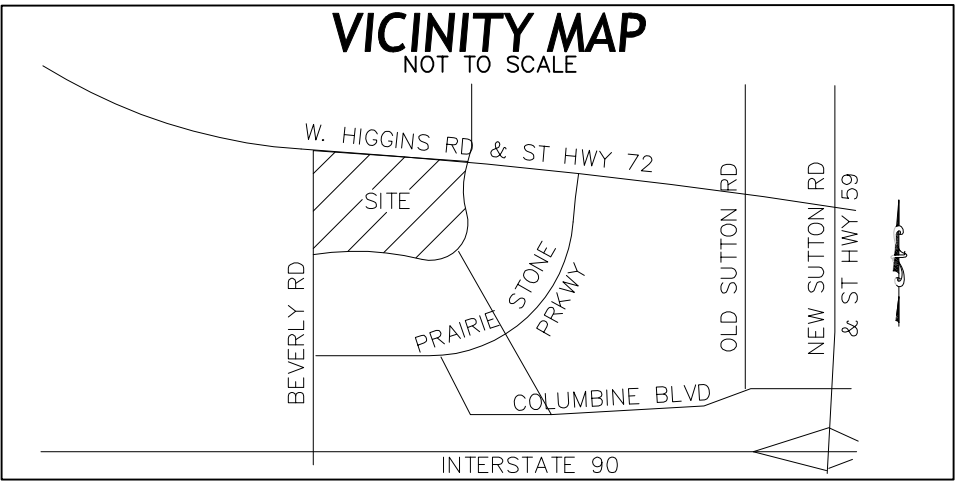
Easement Provisions for the Village of Hoffman Estates as noted on the Plat of Resubdivision of Lot 1 in Prairie Stone recorded May 12, 2010 as Document Number 1013244049. This item is not plotted hereon as it is blanket in nature and does affect the entire subject property.
- AI

Notation regarding Private Common Driveway and Parking Easements and Grant of Access Easement as shown on the Plat of Resubdivision of Lot 1 in Prairie Stone recorded May 12, 2010 as Document Number 1013244049. This item is plotted hereon and does affect the subject property.
- AJ

Driveway Access Easement Agreement and Reservation for Shared Parking Easement recorded June 8, 2010 as Document Number 1015918060. This item is plotted hereon and does affect the subject property.
- AK1

A 15.00 foot wide Ring Road Lighting Electrical Panel Easement contained in Easement Agreement for Ring Road Lighting Electrical Panel and Headwall recorded June 8, 2010 as Document Number 1015918059. This item is plotted hereon. This item does not affect the subject property. This item does benefit the subject property.
- AK2

A Headwall Easement contained in Easement Agreement for Ring Road Lighting Electrical Panel and Headwall recorded June 8, 2010 as Document Number 1015918059. This item is plotted hereon. This item does not affect the subject property. This item does benefit the subject property.



KEY MAP ON SHEET 2 OF 17

LAND AREA:

8,423,977 square feet
193.3879 acres

RECORD LEGAL DESCRIPTION

PARCEL 1:

LOTS 2 AND 3 IN SEARS BUSINESS PARK AMENDED PLAT OF SUBDIVISION, RECORDED AUGUST 5, 1991 AS DOCUMENT 91394943, 7r SUBDIVISION OF PART OF SECTIONS 31, 32 AND 33, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTIONS 3, AND 4, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, EXCEPTING THAT PART OF THE LAND DEDICATED FOR ROAD PURPOSES PER DOCUMENT NUMBER 92573116.

PARCEL 2:

LOT 1A IN FINAL PLAT OF RESUBDIVISION OF LOT 1 IN PRAIRIE STONE, BEING A RESUBDIVISION OF PART OF SECTION 31 AND 32, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 2010 AS DOCUMENT NUMBER 1013244049, IN COOK COUNTY, ILLINOIS.

This description describes all the land described in the title commitment identified as Chicago Title Insurance Company Commitment Number 1401 008986446 D2 bearing an effective date of February 21, 2018.

LIST OF POSSIBLE ENCROACHMENTS

- 1

The 2 level precast concrete parking garage encroaches from 2.0 to 2.4 feet into the Village Watermain and Sanitary Sewer Easement recorded as Document Number 0020962915.
- 2

The 4 story concrete building encroaches 2.0 feet into the Village Watermain and Sanitary Sewer Easement recorded as Document Number 0020962915.
- 3

The 4 level precast concrete parking garage encroaches 15.0 feet into the Village Watermain and Sanitary Sewer Easement recorded as Document Number 0020962915.
- 4

The 2 level precast concrete parking garage encroaches 2.0 feet into the Village Watermain and Sanitary Sewer Easement recorded as Document Number 0020962915.
- 5

The 1 story metal guard shack building encroaches from 0.0 to 13.1 feet into the Village Watermain and Sanitary Sewer Easement recorded as Document Number 0020962915.

SURVEYOR'S CERTIFICATE

To: Sears Holdings Management Corporation, a Delaware corporation and Chicago Title Insurance Company, together with their successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18 and 20 of Table A thereof. The field work was completed on March 27, 2018.

Roland F. Sarko
Roland F. Sarko
Licensed Illinois Professional Land Surveyor
License Number 035-002401
License Expires: 11-30-2018
Date of Survey: 3-27-2018
Date of Last Revision: 4-2-2018



COORDINATED BY:



510 E Memorial Road, Suite A-1
Oklahoma City, OK 73114
800.411.2010
www.emgcorp.com

ALTA/NSPS LAND TITLE SURVEY
Sears 490 - Hoffman Estates, IL
EMG Project No: 130975.18R000
EMG Site No: 075.220
3333 Beverly Road
Village of Hoffman Estates, Cook County, Illinois

Survey Performed By:
Sarko Engineering Inc.
ILLINOIS AND WISCONSIN Professional Land Surveyors
847 County Highway JG
Mt. Horeb, WI 53572
Phone: (608) 832-6428
Fax: (608) 848-3859
E-mail: rsarko@tds.net

ZONING INFORMATION

The following information is as per Zoning Report dated March 29, 2018, EMG Project Number 130975.18R000-075.220 prepared by:

EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
Phone: 1-800-733-0660

Current Zoning District: O-5, (Office)

Setback Requirements:
Front - 60.00 feet
Side - 25.00 feet
Rear - 25.00 feet

Maximum Building Height: 210.00 feet

Minimum Lot Size: 3 acres

Minimum Lot Width: 200 feet measured at building line

Maximum Floor Area Ratio: 1.5

Parking Formula:
3.4 spaces per 1,000 gross square feet of floor area

GENERAL SURVEY NOTES:

1.

This survey was made in accordance with the laws and/or Minimum Standards of the State of Illinois.
2.

The basis of bearings of this survey is the Westerly most line of Lot 1A, Final Plat of Resubdivision of Lot 1 in Prairie Stone, Village of Hoffman Estates, Cook County, Illinois recorded May 12, 2010 as Document Number 1013244049, having a recorded bearing of North 00° 25' 04" East.
3.

The property described hereon is the same property described in Chicago Title Insurance Company Commitment No. 1401 008986446 D2 with an effective date of February 21, 2018 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me to affect the subject property have been plotted hereon or otherwise noted as to their effect on the subject property.
4.

Said property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 17031C 0155J, with a date of identification of August 19, 2008, for Community Number 170107, in Cook County, State of Illinois, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5.

The property has direct access to Higgins Road, Beverly Road and Trillium Boulevard, all dedicated public streets.
6.

The total number of striped automobile parking spaces contained entirely within the bounds of the subject property is 5590 including 86 designated handicap spaces. Additionally, 30 striped motorcycle spaces were observed on the subject property.
7.

There is no observed evidence of current earth moving work, building construction or building additions.
8.

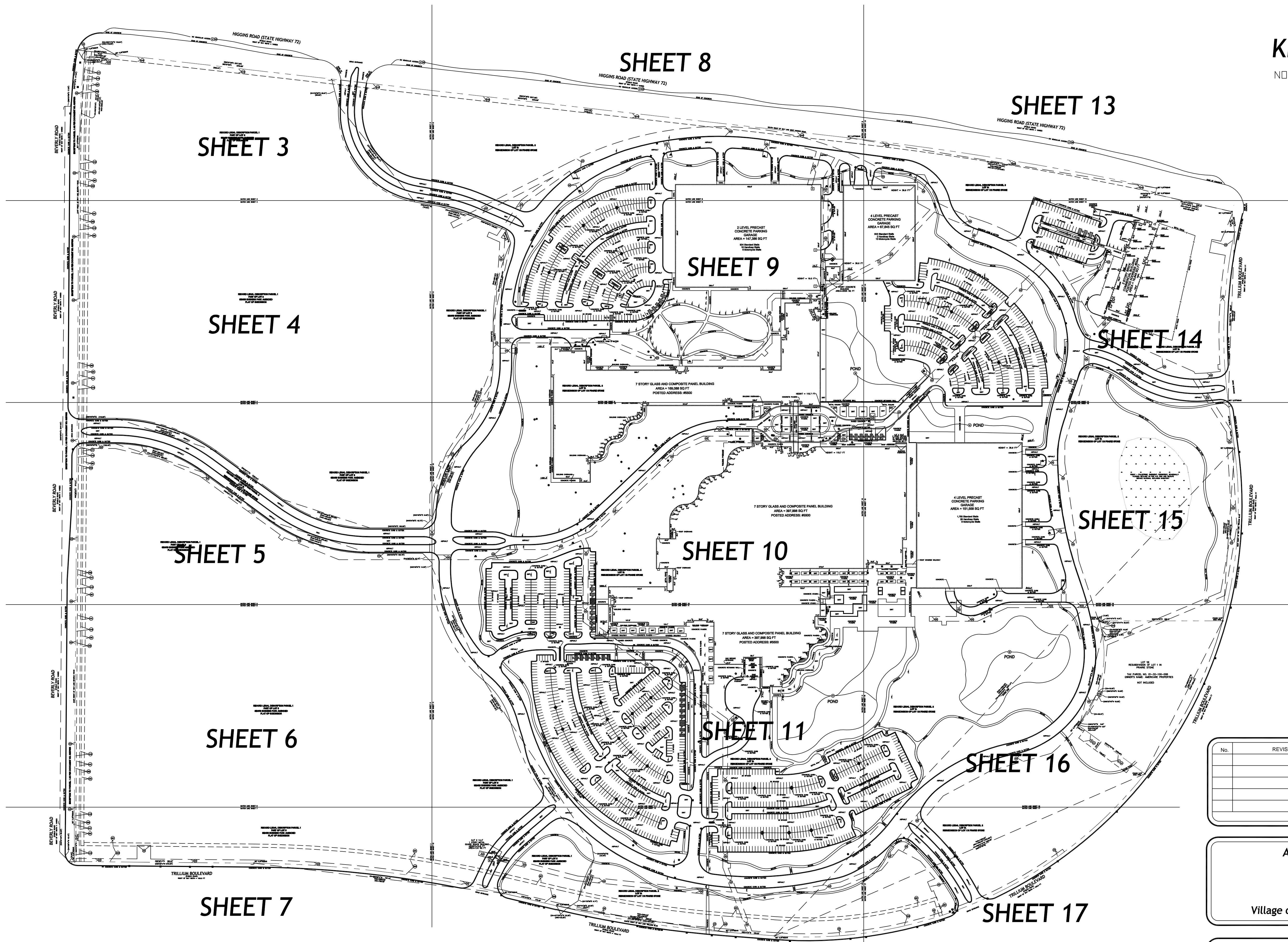
There are no proposed changes in street right of way lines, according to the Village of Hoffman Estates, Illinois. There is no observed evidence of recent street or sidewalk construction or repairs.
9.

There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
10.

Utility Note: Utility locations shown hereon were determined by observable above ground evidence only. Surveyor has not been provided with utility plans or utility markings to determine any subsurface locations.
11.

The building height, shown hereon, was measured between the highest point of the building and the finishing floor elevation in the approximate location as depicted on the drawing.
12.

Areas delineated as PEMIC wetlands on the subject property, as per review of the U.S. Fish & Wildlife Service: National Wetlands Inventory, are noted hereon. The owner provided no wetlands maps or studies and there were no wetlands flagged or marked at the time of the field survey for this site.



KEY MAP
NOT TO SCALE



No.	REVISIONS	Date

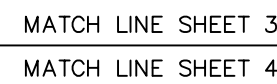
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ALTA/NSPS LAND TITLE SURVEY
Sears 490 - Hoffman Estates, IL
EMG Project No: 130975.18R000
EMG Site No: 075.220
3333 Beverly Road
Village of Hoffman Estates, Cook County, Illinois

Survey Performed By:
Sarko Engineering Inc.
ILLINOIS AND WISCONSIN Professional Land Surveyors
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Mt. Horeb, WI 53572
Phone: (608) 832-6428
Fax: (608) 848-3859
E-mail: rsarko@tds.net



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847 County Highway JG
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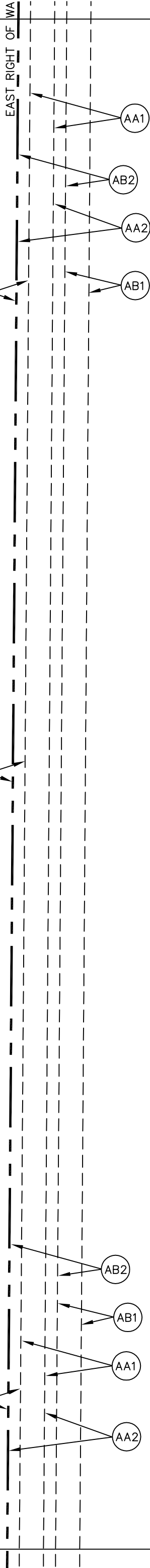
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PDF created with pdfFactory trial version www.pdffactory.com

BEVERLY ROAD
(PUBLIC ROAD)
RIGHT OF WAY WIDTH = VARIES

CONCRETE CURB & GUTTER

EXCEPTION TO PARCEL 1 AS PER DOCUMENT NO. 92573116



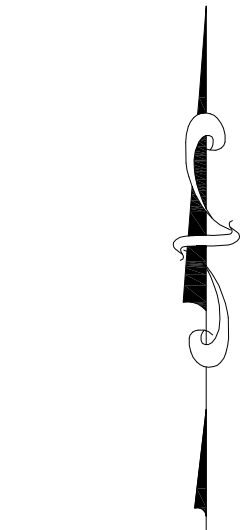
RECORD LEGAL DESCRIPTION PARCEL 1
PART OF LOT 2
SEARS BUSINESS PARK AMENDED
PLAT OF SUBDIVISION

MATCH LINE SHEET 3
MATCH LINE SHEET 4

MATCH LINE SHEET 4
MATCH LINE SHEET 5

MATCH LINE SHEET 4
MATCH LINE SHEET 9

CONCRETE CURB & GUTTER
(N80°03'57"W)
(76.93')



SCALE: 1" = 40'
0' 40' 80'

COORDINATED BY:

No.	REVISIONS	Date

emg
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Oklahoma City, OK 73114
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www.emgcorp.com

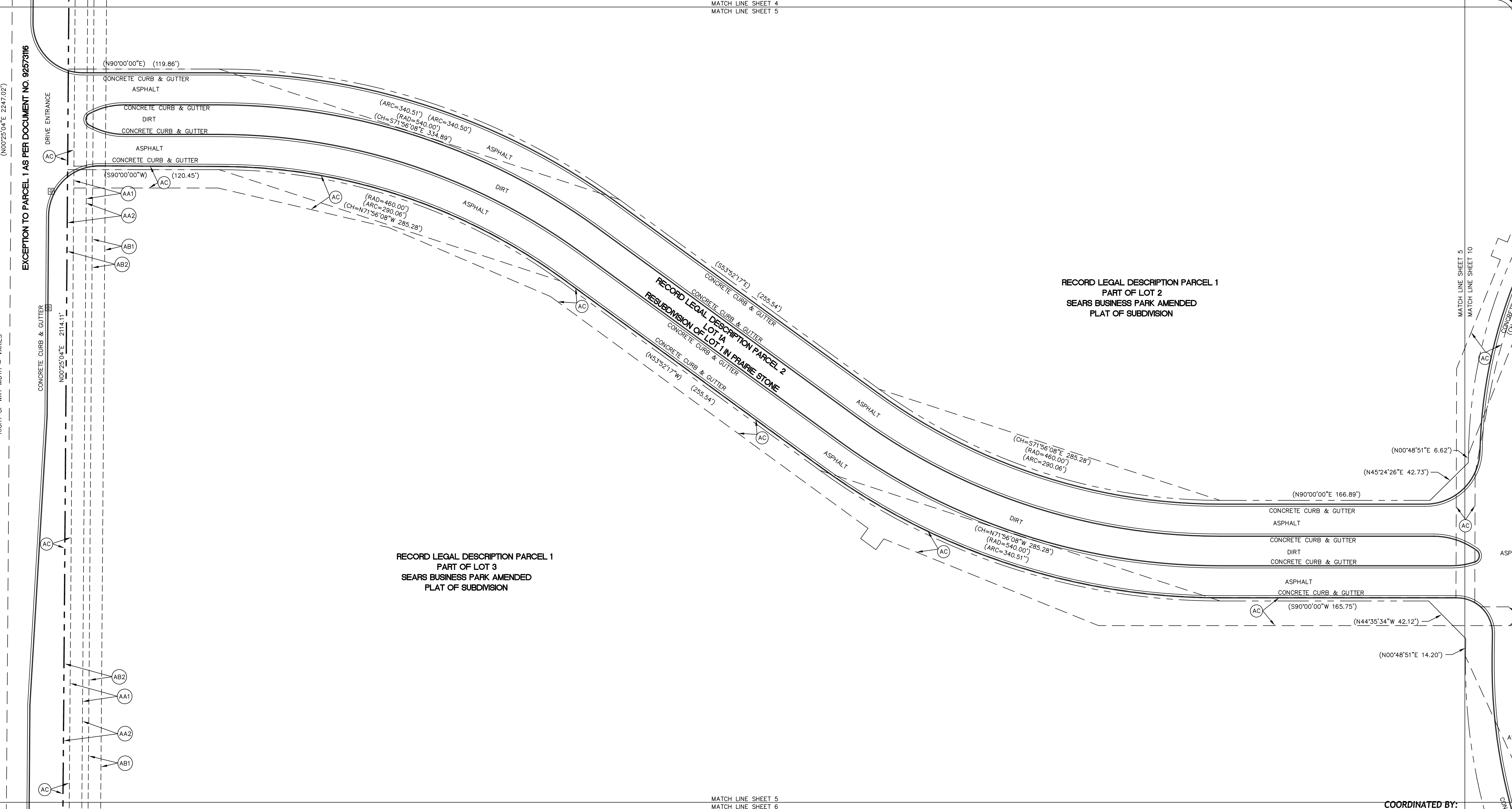
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MATCH LINE SHEET 4
MATCH LINE SHEET 5

BEVERLY ROAD
(PUBLIC ROAD)
RIGHT OF WAY WIDTH = VARIES

EXCEPTION TO PARCEL 1 AS PER DOCUMENT NO. 92573116



MATCH LINE SHEET 5
MATCH LINE SHEET 6

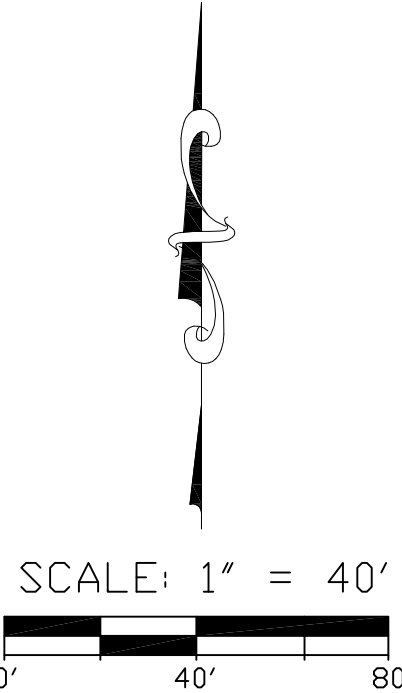
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MATCH LINE SHEET 5
MATCH LINE SHEET 6

BEVERLY ROAD
(PUBLIC ROAD)
RIGHT OF WAY WIDTH = VARIES

CONCRETE CURB & GUTTER

EAST RIGHT OF WAY LINE BEVERLY ROAD

EXCEPTION TO PARCEL 1 AS PER DOCUMENT NO. 92573116

CONCRETE CURB & GUTTER

AC

AC

AA1
AA2
AB1
AB2

AA2
AA1
AB2
AB1

RECORD LEGAL DESCRIPTION PARCEL 1
PART OF LOT 3
SEARS BUSINESS PARK AMENDED
PLAT OF SUBDIVISION

MATCH LINE SHEET 6
MATCH LINE SHEET 7

MATCH LINE SHEET 6
MATCH LINE SHEET 11

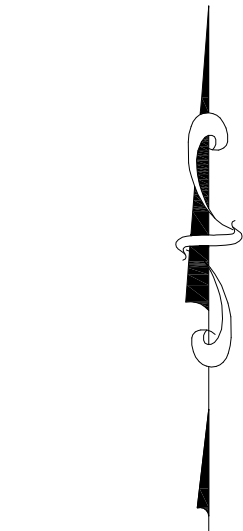
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No.	REVISIONS	Date

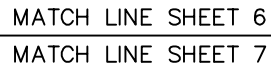

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SCALE: 1" = 40'
0' 40' 80'



MATCH LINE SHEET 7

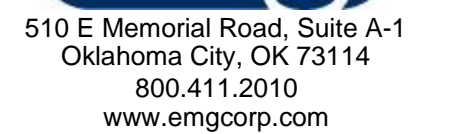
MATCH LINE SHEET 12

$$\frac{M_A T}{M_A T}$$

TRILLIUM BOULEVARD
(PUBLIC ROAD)
RIGHT OF WAY WIDTH = 100.0 FT

CH=N83°06'11"W 787.43'
RAD=3550.00'
ARC=789.05'

COORDINATED BY:



Survey Performed By:

ILLINOIS AND WISCONSIN Professional Land Surveyors

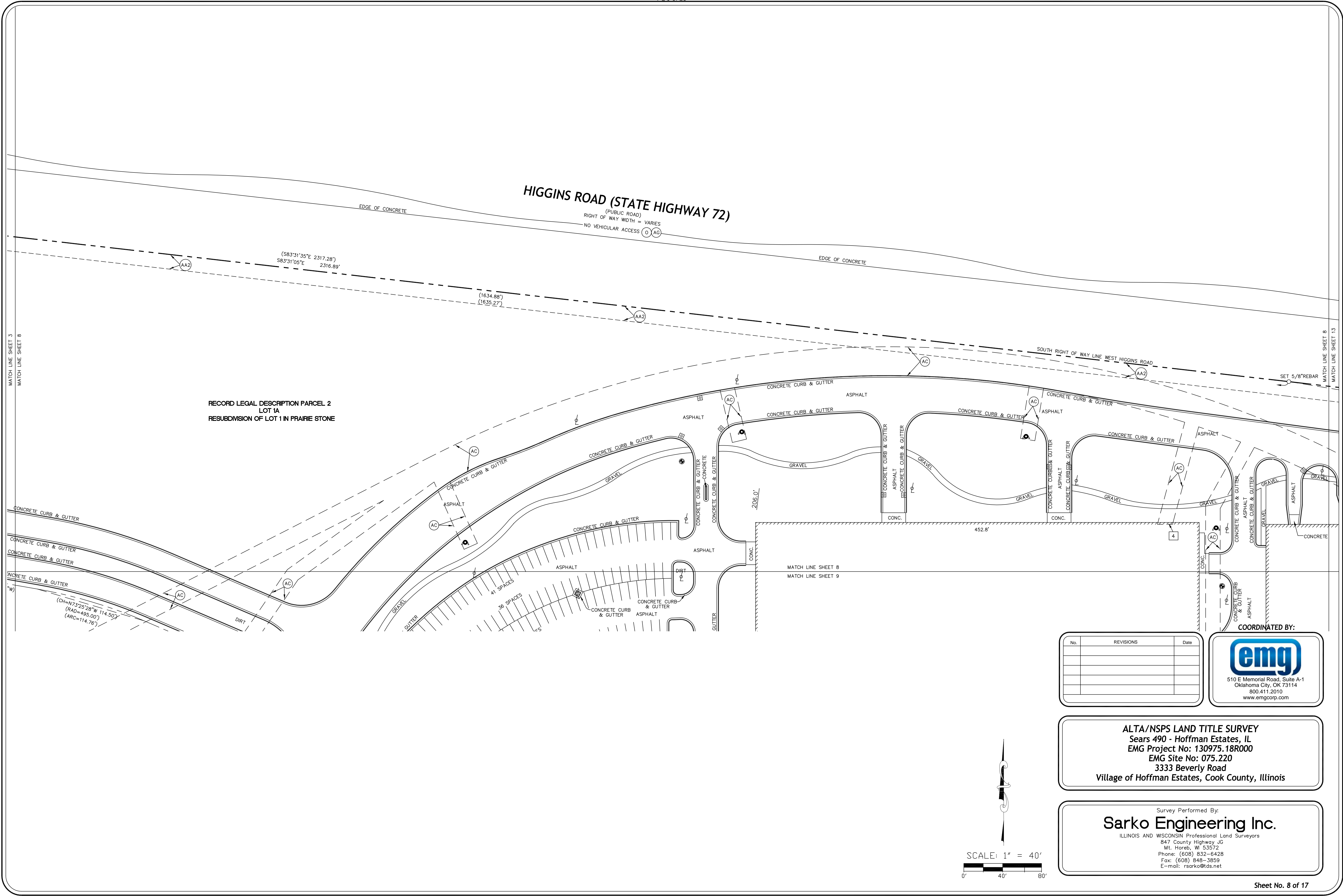
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Fax: (608) 848-3859
E-mail: rsarko@tds.net

E-mail: rsarko@tas.net

SCALE: 1" = 40'



RECORD LEGAL DESCRIPTION PARCEL 2
LOT 1A
RESUBDIVISION OF LOT 1 IN PRAIRIE STONE

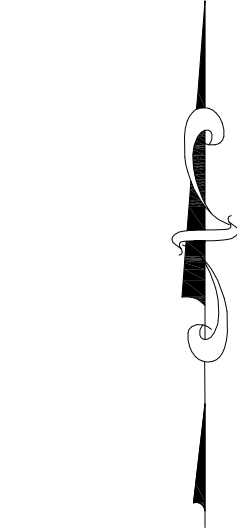
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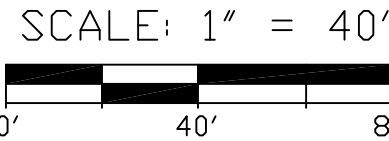


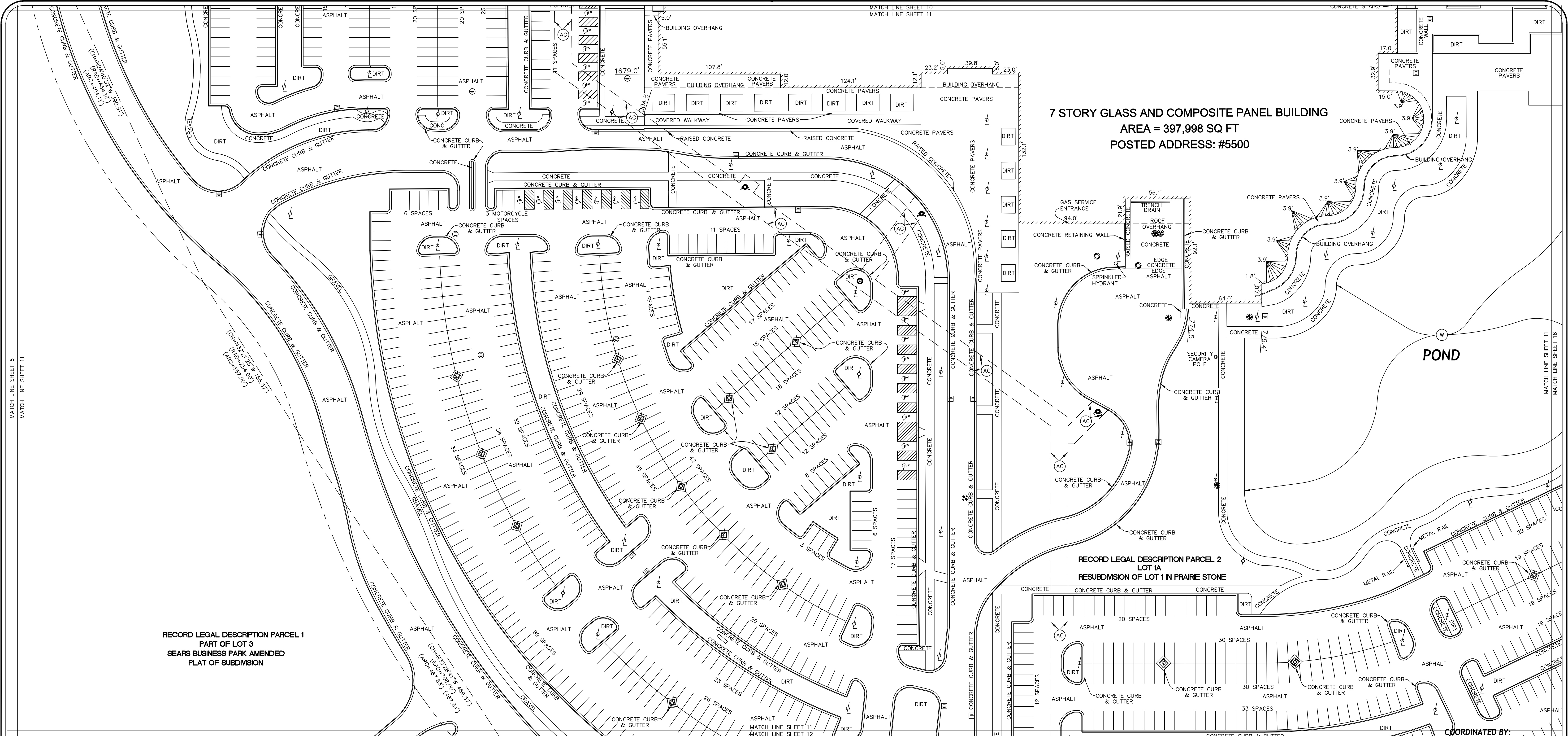
SCALE: 1" = 40'



SCALE: 1" = 40'

A horizontal graphic scale bar. It is divided into three equal segments. The first segment is labeled '0'', the second '40'', and the third '80''. The segments alternate in color: white, black, and white from left to right.





7 STORY GLASS AND COMPOSITE PANEL BUILDING
AREA = 397,998 SQ FT
POSTED ADDRESS: #5500

RECORD LEGAL DESCRIPTION PARCEL 1
PART OF LOT 3
SEARS BUSINESS PARK AMENDED
PLAT OF SUBDIVISION

RECORD LEGAL DESCRIPTION PARCEL 2
LOT 1A
RESUBDIVISION OF LOT 1 IN PRAIRIE STONE

COORDINATED BY:

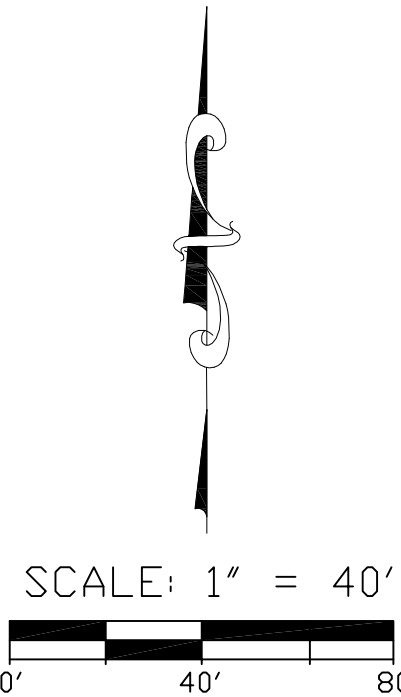
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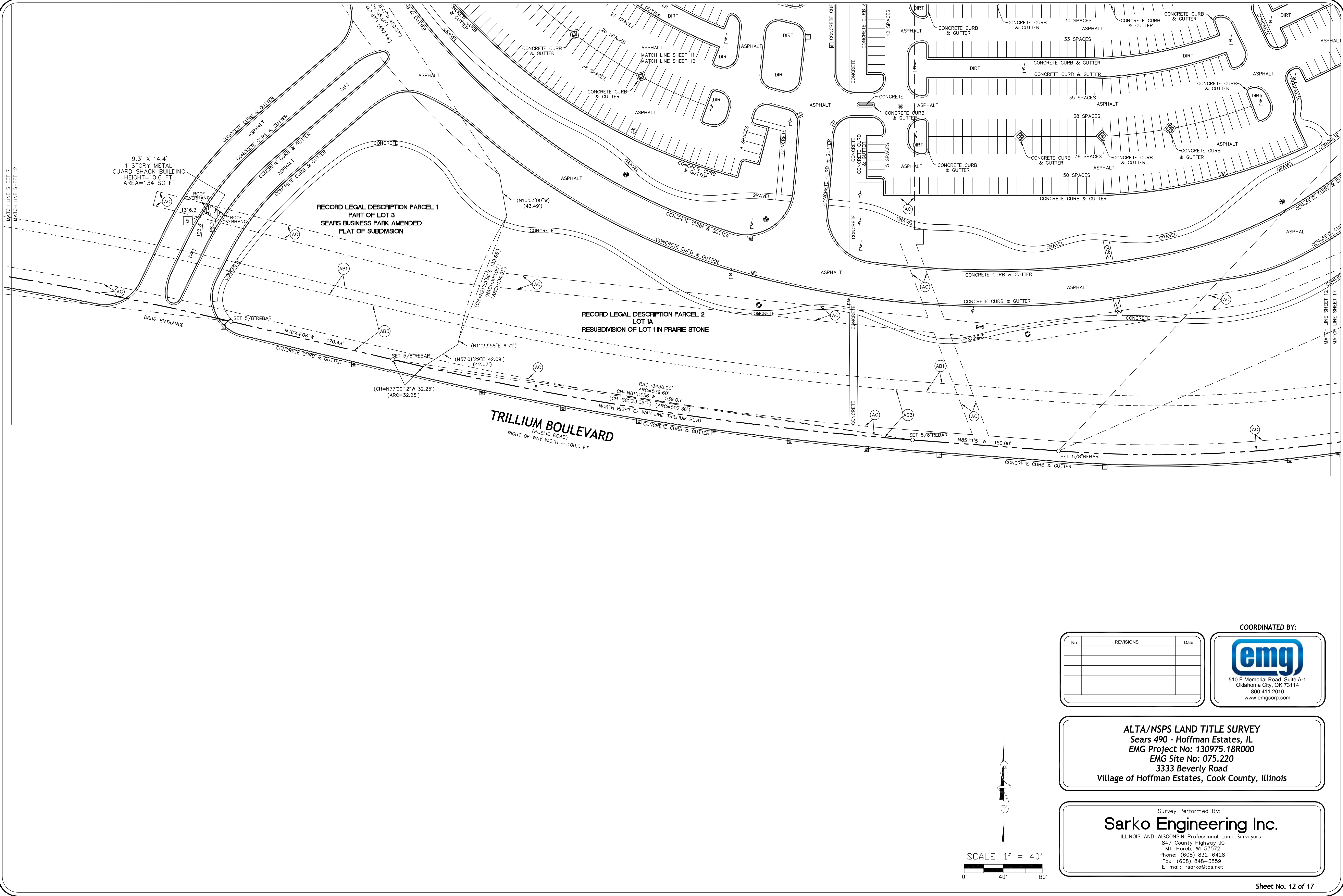


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No.	REVISIONS	Date

COORDINATED BY:

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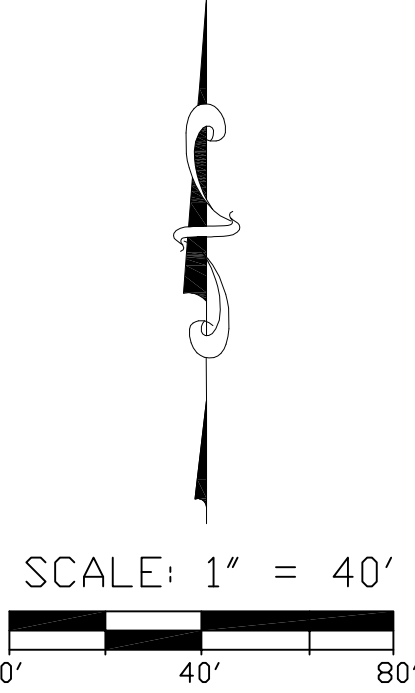
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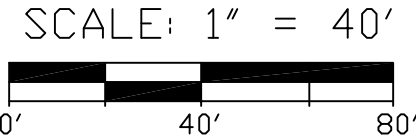
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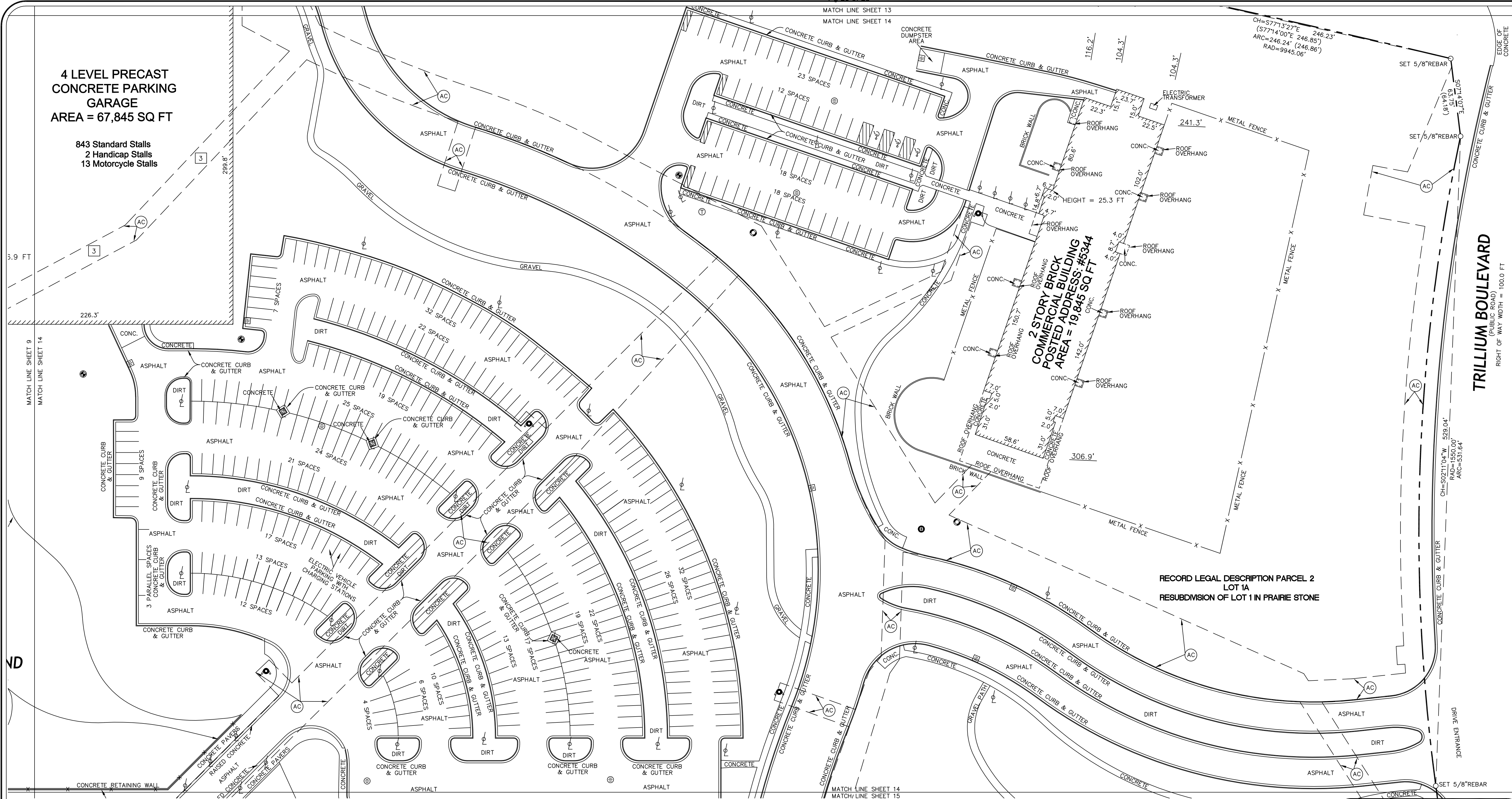
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E-mail: rsarko@tds.net





4 LEVEL PRECAST
CONCRETE PARKING
GARAGE
AREA = 67,845 SQ FT

843 Standard Stalls
2 Handicap Stalls
13 Motorcycle Stalls



No.	REVISIONS	Date

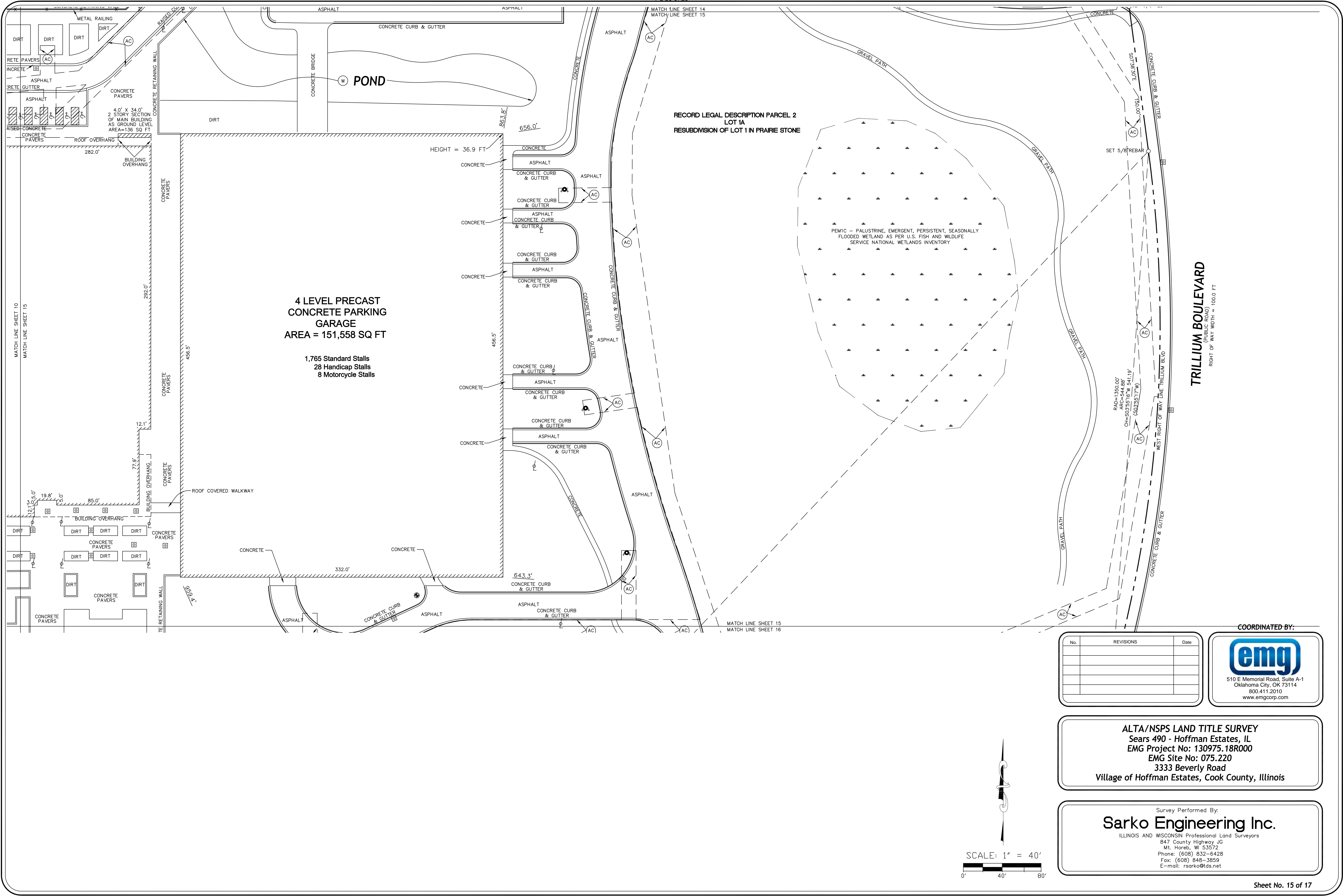
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847 County Highway 46
Mt. Horeb, WI 53572
Phone: (608) 832-6428
Fax: (608) 848-3859
E-mail: rsarko@ds.net

SCALE: 1" = 40'
0' 40' 80'



No.	REVISIONS	Date

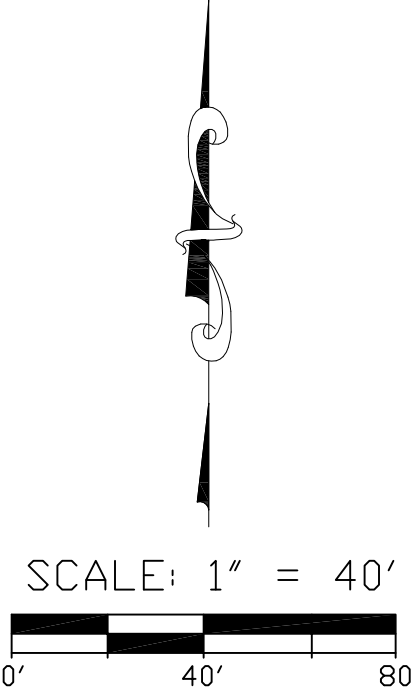
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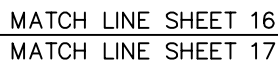


510 E Memorial Road, Suite A-1
Oklahoma City, OK 73114
800.411.2010
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ALTA/NSPS LAND TITLE SURVEY
Sears 490 - Hoffman Estates, IL
EMG Project No: 130975.18R000
EMG Site No: 075.220
3333 Beverly Road
Village of Hoffman Estates, Cook County, Illinois

Survey Performed By:
Sarko Engineering Inc.
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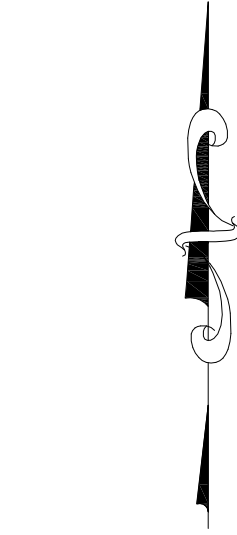
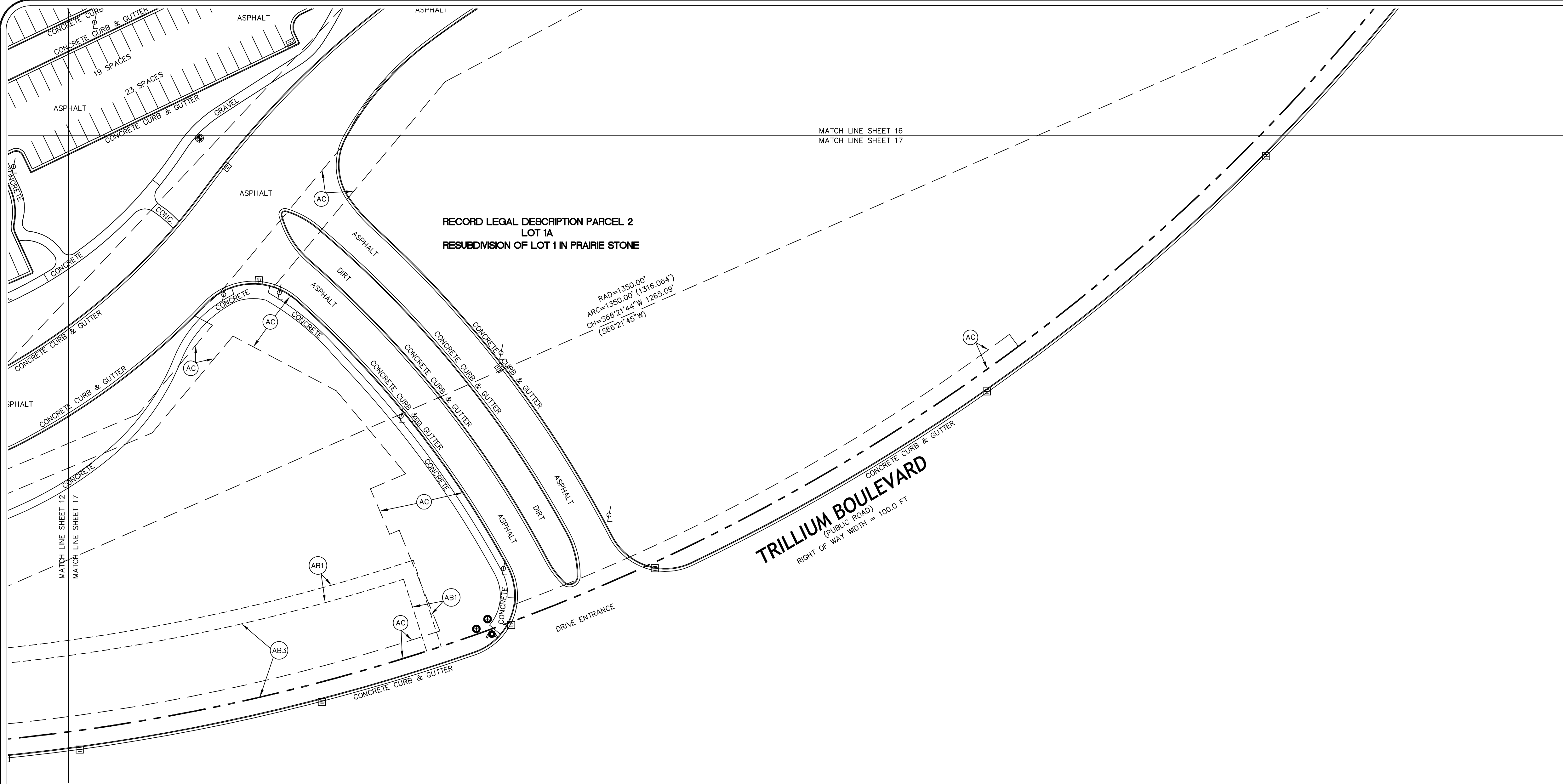
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